



Alexandria City Academy

Session 3

March 24, 2016



Department of General Services

Jeremy McPike, Director



What does General Services do?

General Services manages,
maintains and operates City assets,
and provides logistical support to
other City departments and
agencies.

We operate so they can operate.

Vision Statement

"General Services is leadership committed to excellence in customer service, quality management, innovative solutions, and effective teamwork."

Mission Statement

The Department of General Services provides exceptional management for the City's Real Estate, Property, Fleet and Support Services.

General Services: We are a...

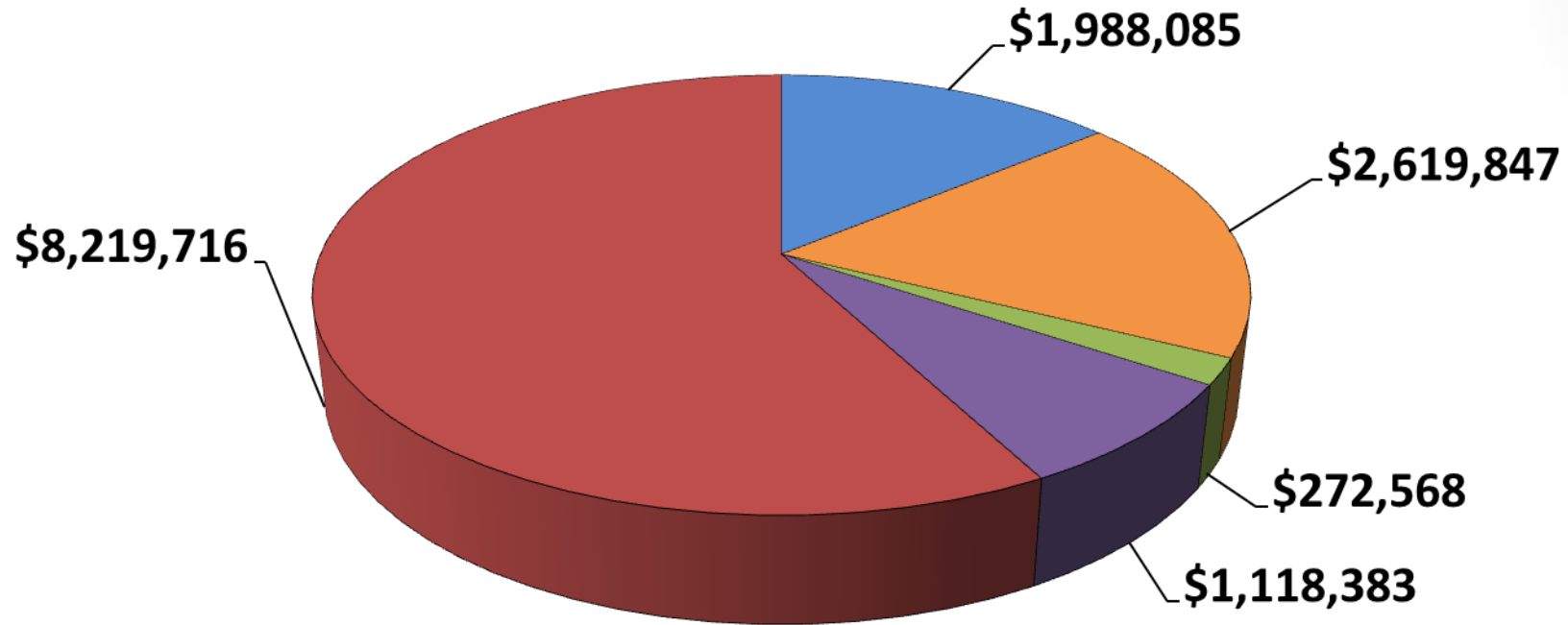
- Facilities manager
- Construction manager
- Fleet manager
- Energy manager
- Post office/Copy shop operator
- Landlord
- Event logistics specialist
- Farmers' Market manager



Department Strategic Plan

- The General Services Strategic Plan was approved in FY 2012 and guides department actions through FY 2016.
- Supports the City Council adopted Strategic Plan in all seven goal areas.
- Focuses on innovation and enhancing:
 - Communication;
 - Performance Management;
 - Employee Engagement; and
 - Capacity Building & Employee Development

Department FY 2016 Operating Budget: \$14.21 million

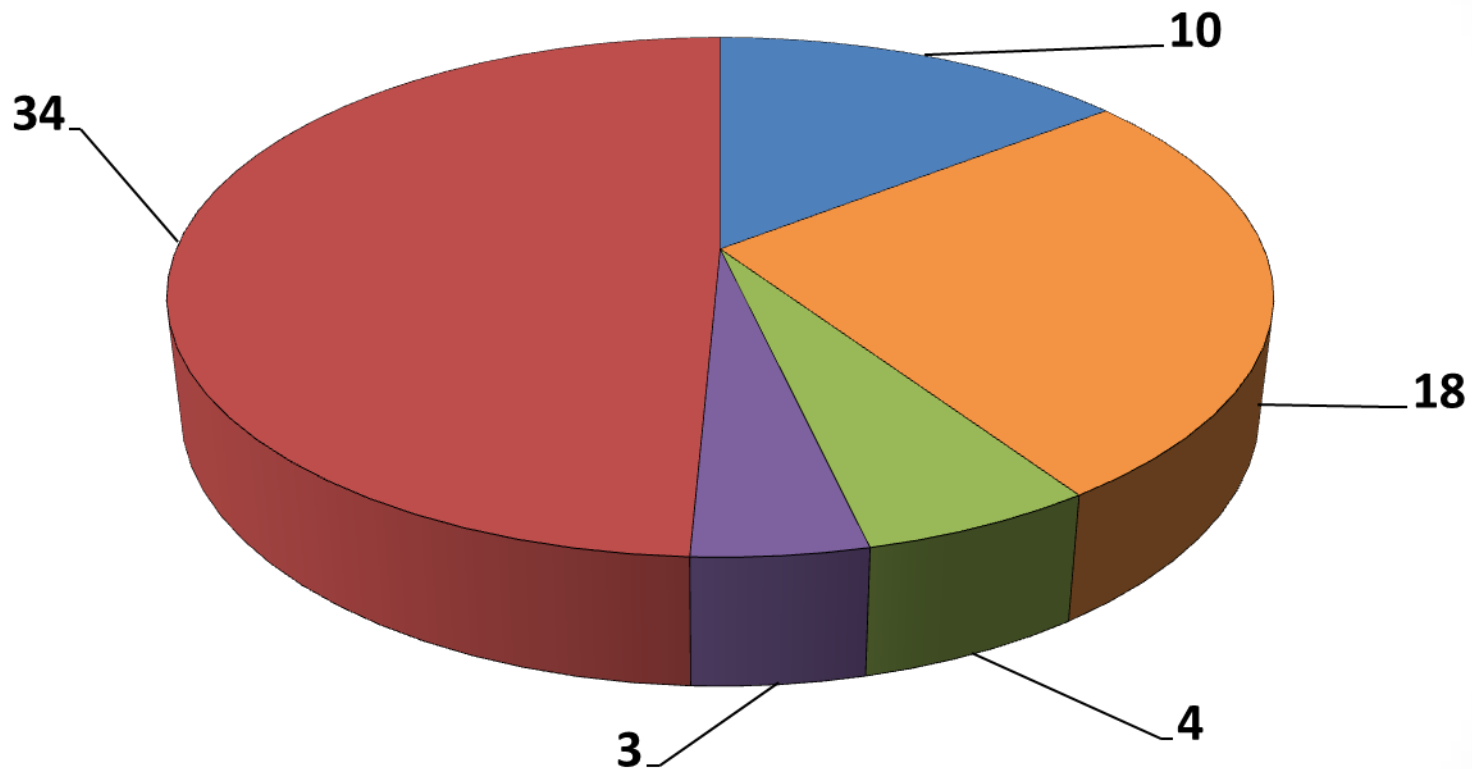


■ Leadership & General Management
■ Printing and Mail Services
■ Facility Management

■ Vehicle Operations & Maintenance
■ Energy Management

*The Facilities Management Division manages the Public Building portion of the Capital Improvement Program (CIP)

Department Staffing: 69



Leadership & General Management

Vehicle Operations & Maintenance

Printing and Mail Services

Energy Management

Facility Management

At a Glance: Facilities Management

- The Department manages & operates 2.3 million ft² of City-owned space:
 - Libraries
 - Public Health, Social Services Facilities
 - Recreation Centers
 - Historical, Cultural Facilities
 - General Use Facilities
 - Public Safety, Judicial Facilities



At a Glance: Vehicle Operations & Maintenance

- The Department plans acquisition, maintains, and provides fueling for 947 vehicles and equipment:
 - Police/Sheriff Vehicles & Motorcycles;
 - Sedans (incl. hybrids);
 - Pick-ups, Vans, & SUV's (incl. hybrids);
 - Large Trucks & Buses;
 - Refuse/Recycling Trucks;
 - Public Works Equipment & Trailers.

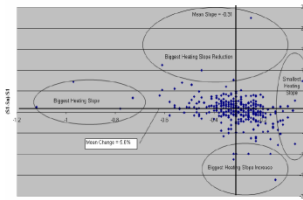


At a Glance: Energy Management

- Energy acquisition
- Process/audit/pay 7K+ City util. bills/yr
- Advanced analytics & reporting to track, identify, and measure energy performance & savings opportunities
- Implement energy efficiency & renewable energy capital projects
- Engineering, technical support, & green building solutions to City depts.

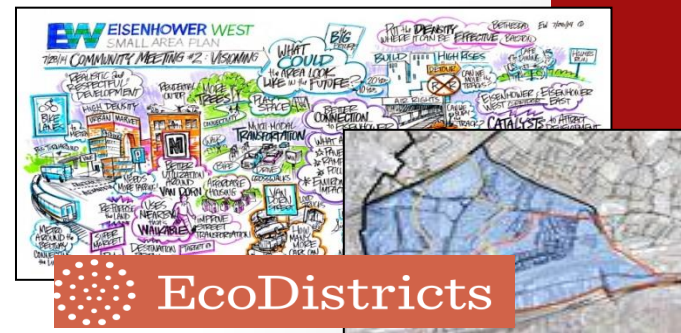
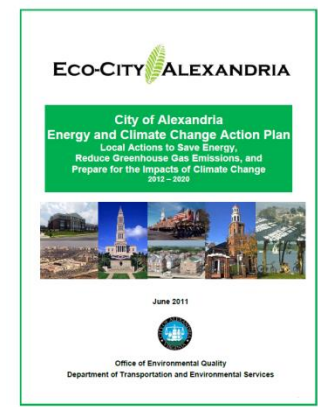


| Property Name | Managing Agency | Coupons | Zip Code | Year Built | Gross Floor Area (SF) | Total Site Energy Use (MMBtu) | Site EUI (kBtu/SF) | Comparison to National Median | Fiscal Year 2013 | | |
|----------------------------------|-----------------|---------|----------|------------|-----------------------|-------------------------------|--------------------|-------------------------------|---------------------------------------|-------------------------|---------------|
| | | | | | | | | | Site EUI by Energy Resource (kBtu/SF) | Monthly Site EUI FY2013 | Change FY2012 |
| Average | | | | | 267,282 | 40,000 | 142.9 | | | | |
| Capital Center | DOH | NRCA | 22114 | 2009 | 249,338 | 35.2 | 141.2 | | | | |
| Health Center | DOH | NRCA | 22102 | 1991 | 263,771 | 21.4 | 81.4 | | | | |
| IT Center | DOH | NRCA | 22108 | 1991 | 260,400 | 68.1 | 261.5 | | | | |
| IT Center | DOH | NRCA | 22101 | 1995 | 189,900 | 11.9 | 62.7 | | | | |
| City | DOH | NRCA | 22114 | 1948 | 168,756 | 101.4 | 601.4 | | | | |
| Health Center | DOH | NRCA | 22101 | 1991 | 168,000 | 86.7 | 515.6 | | | | |
| Information Center / Life Center | DOH | NRCA | 22114 | 1994 | 242,000 | 10.9 | 45.0 | | | | |
| High | DOH | NRCA | 22108 | 1991 | 47,228 | 36.7 | 776.2 | | | | |
| Health Center | DOH | NRCA | 22104 | 1999 | 34,900 | 10.9 | 312.3 | | | | |
| Health Center | DOH | NRCA | 22111 | 2001 | 101,900 | 100.0 | 981.3 | | | | |



At a Glance: Energy Management (cont)

- Energy assurance for critical infrastructure & community well-being
- Community energy programs & education to benefit your home & Alexandria businesses
- Neighborhood/SAP green building & environmental sustainability planning
- City and community advocacy in utility rate cases



At a Glance: Additional Services

- Print & Mail Services
- Support Services & Event Logistics
- Lease Management & Real Estate Disposition
- Old Town Farmers Market



Major Capital Improvement Projects Undertaken

Completed: Fire Station 210



Project Budget:
approx.
\$16.1 million



Completed: Gadsby's Tavern Ice Well



**Project Budget:
approx.
\$0.5million**



Completed: Alexandria Police Department Headquarters



Project Budget:
approx.
\$81 million





Questions?

Department of General Services

110 N. Royal St., Suite 300

Alexandria, VA 22314

703.746.4770

www.alexandriava.gov/GeneralServices



Finance Department

Kendel Taylor

Director of Finance

Who We Are

- Real Estate Assessments
 - More about this in the next section
- Revenue
- Treasury
- Procurement
- Accounting
- Risk Management
- Pension

What We Do

- Revenue
 - assessment
 - collection
 - enforcement and audit
 - outreach, compliance and assistance
- Ensure that everyone is assessed fairly
- Ensure that everyone is treated equitably

What We Do

- Treasury
 - Accepts payments
 - Maintains our cash management and investment policies
 - Protects your investment in the City with safe and wise investments of City revenues
 - Maximize the return on investment, while minimize the risk of your hard-earned money
 - Manages cash flow

What We Do

- Procurement (Purchasing)
 - Procures goods and services needed to operate the government
 - Ensures a fair and competitive process for doing business with the City
 - Support the operations in an efficient and cost effective manner
 - Ensure that you, the business owner, have as much opportunity to do business with the City as any other business

What We Do

- Accounting
 - Timely and accurate payment of vendors and employees
 - Financial reporting to educate investors, City Council and the public of our sound financial management
 - Independent auditor to ensure that internal controls are in place to protect all of our investors

What We Do

- Risk Management
 - Are City employees operating in a safe environment?
 - Are we protecting our assets (your investments) through preventative maintenance?
 - Are we minimizing our risks to person and property?
 - Are we insuring our properties appropriately?
 - Educating our employees of the importance of Life After Work!

What We Do

- Pension
 - Ensuring that our employees are treated fairly when they are done working for the City
 - Balanced with fair treatment of our taxpayers
 - Achieved through sharing of the costs of an adequately funded pension that is fair
 - Managing our investments wisely to minimize risk and cost
 - Counseling employees on options and financial responsibilities

Why This Matters

- Fairness and Equity
- Customer Service
- Competition

Every resident, every business, every car owner interacts with the Finance Department.

We have a responsibility and an opportunity to ensure that this experience is a positive one!

Equity and Fairness

- Equitable treatment of residents and business owners
- Keep a balance between residential and commercial properties
 - Both use the roads, the sewers and the police
- Maintain a city that is a balance between places to live, work, eat, do business
- Share the cost of building schools, roads and providing public safety

Upcoming Projects

- Online Vehicle Personal Property Tax payment portal
 - Just launched!
 - Will make interacting with the government easier and more convenient for many residents.
- Municipal Fiber
 - Currently in the very early stages of planning and development
 - Could offer residents greater choice of Internet service providers

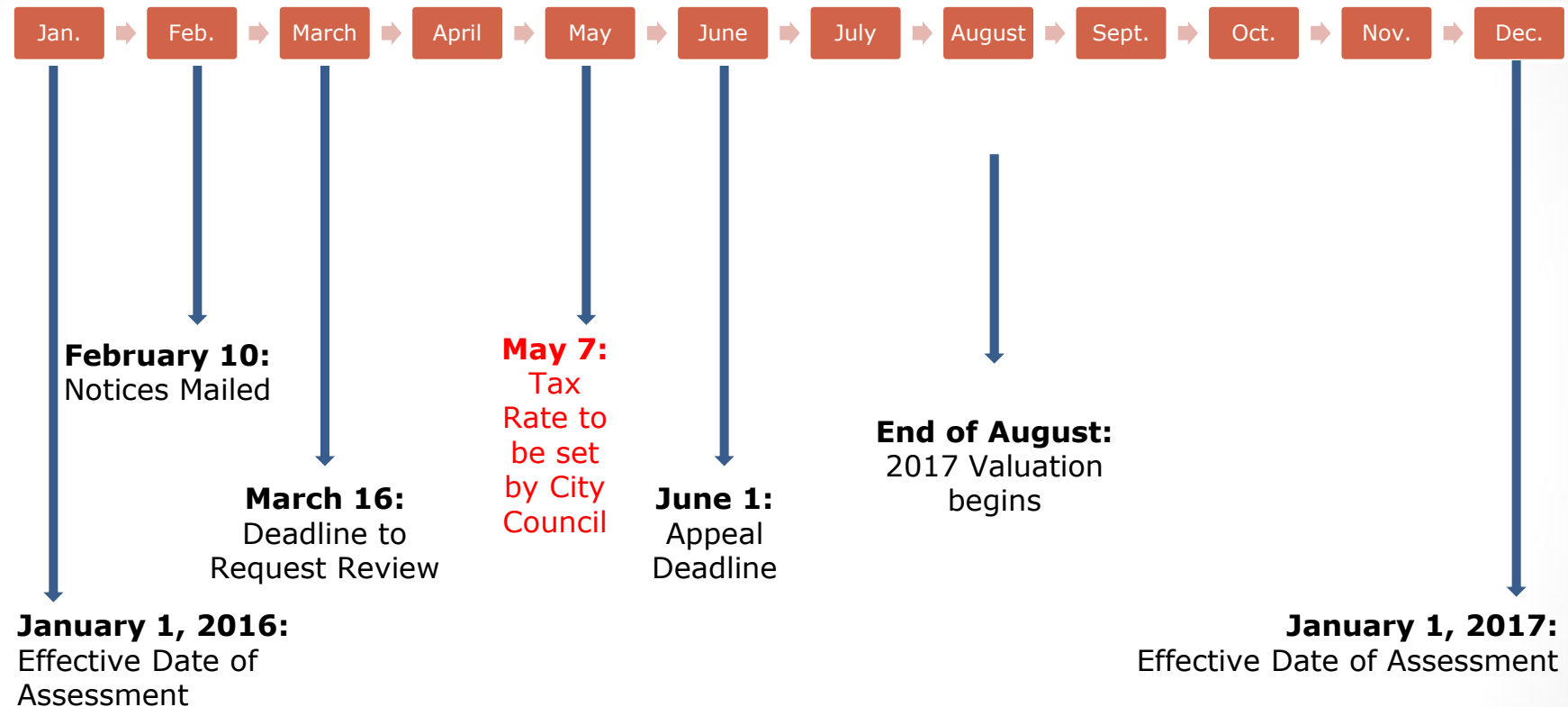


CY 2016 Real Estate Assessments

Annwyn B. Milnes
Senior Appraiser

Jeffrey Bandy
Appraiser Supervisor

2016 Assessment Calendar





City of Alexandria 2016 Assessment Changes

Map Produced: January 2016

Legend

Assessment Reporting Areas

- 01 Alexandria West
- 02 Braddock Road Metro
- 03 Fairlington/Bradlee
- 04 King St Metro/Eisenhower Av
- 05 Landmark/Van Dorn
- 06 Northeast
- 07 North Ridge/Rosemont
- 08 Old Town
- 09 Old Town North
- 10 Potomac West
- 11 Potomac Yard/Potomac Greens
- 12 Seminary Hill
- 13 Southwest Quadrant
- 14 Taylor Run
- 15 Eisenhower East

NOTES:
The City of Alexandria has designated the geographic areas of the City that approximate the small areas developed for the Master Plan revision. The 2016 Assessment of Assessment includes the study group number. The first two digits of the study group number will designate the geographic area that corresponds with the map.



Map Source:
Map data is currently based on March 2014 orthophotography.

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AVERAGE 2016 REAL PROPERTY ASSESSMENT PERCENTAGE CHANGES

RESIDENTIAL SINGLE FAMILY AND CONDOMINIUMS
BY GEOGRAPHICAL AREA

01
SF +0.53%
RC +0.07%

03
SF +2.51%
RC 0.00%

12
SF +2.01%
RC -0.94%

05
SF -2.19%
RC +0.14%

04
SF -0.36%
RC 0.00%

14
SF +1.45%
RC +0.97%

07
SF +2.70%
RC -0.69%

10
SF +2.99%
RC -1.01%

06
SF +1.64%
RC -1.37%

11
SF +4.27%
RC 0.00%

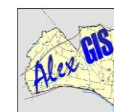
09
SF +2.73%
RC +3.16%

02
SF +2.83%
RC +0.83%

15
SF +8.54%
RC +0.35%

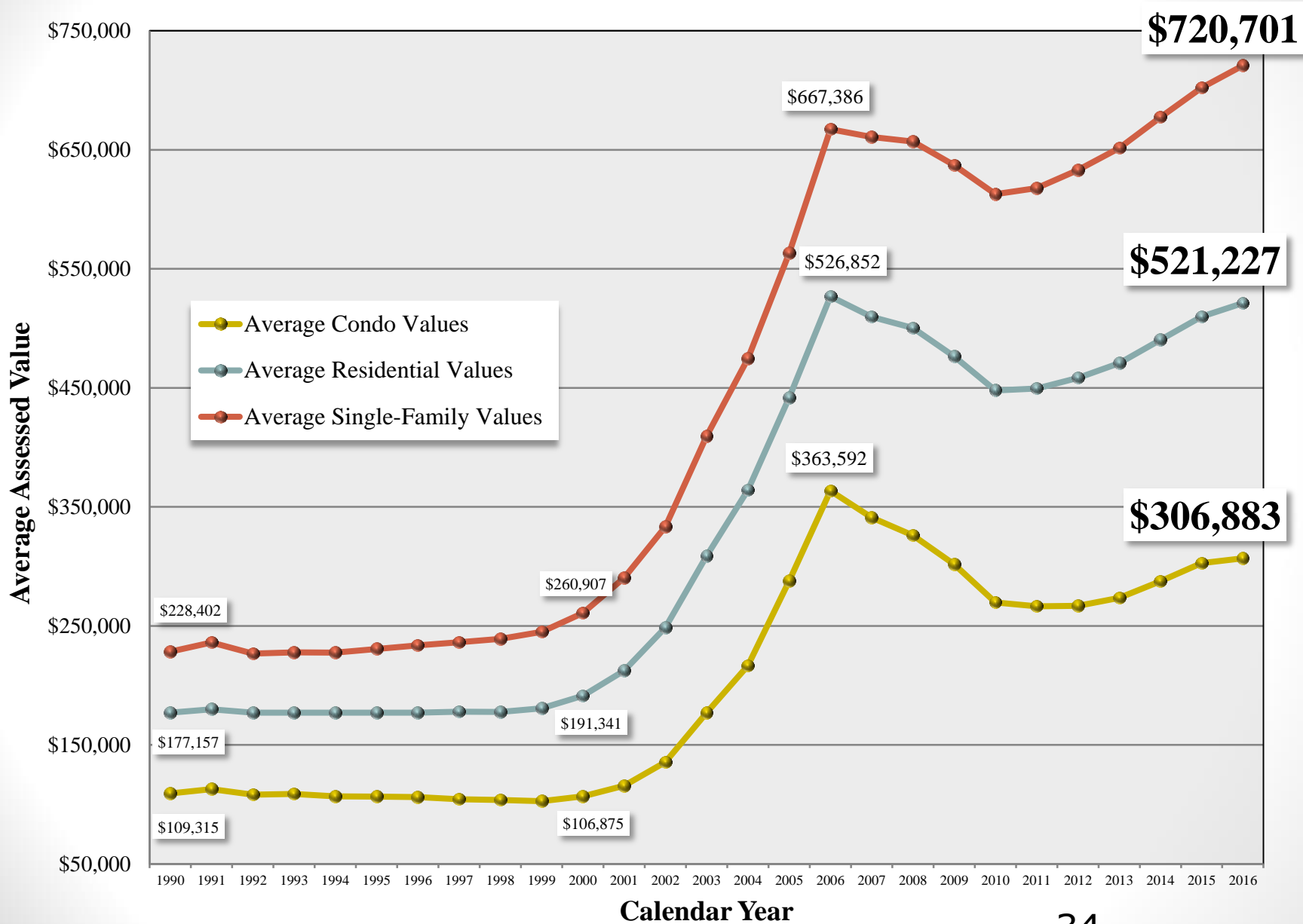
13
SF +2.65%
RC +5.31%

08
SF +3.38%
RC +5.01%

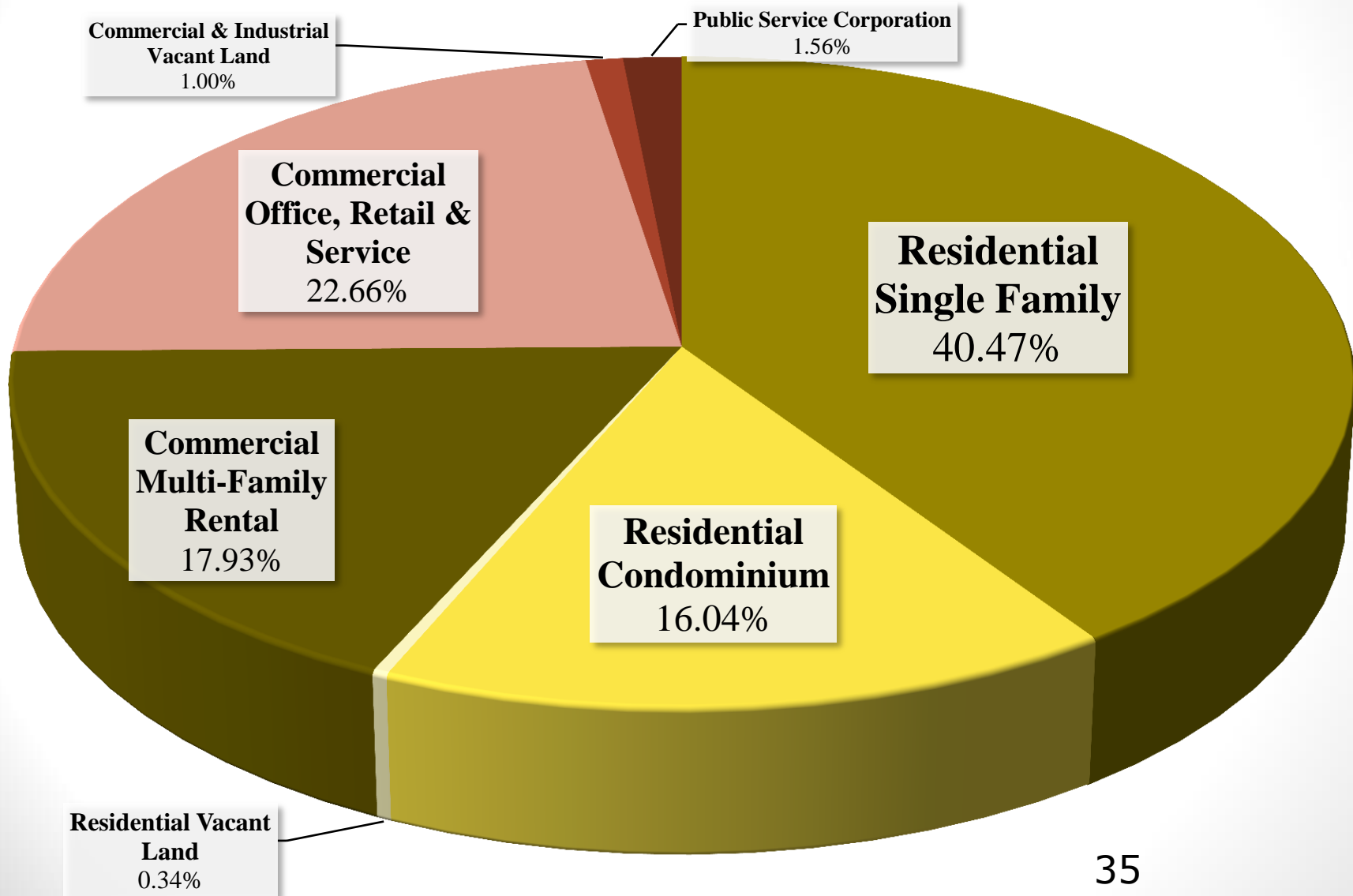




Average Residential Assessed Value 1990-2016



CY 2016 Real Estate Tax Base



Number of Reviews

(by parcel as of August 12, 2015)

| 2010 | 2011 | 2012 | 2013 | 2014 | 2015 |
|------|------|------|------|------|------|
| 331 | 290 | 382 | 434 | 461 | 428 |

Number of Appeals

(by case as of August 12, 2015)

| 2010 | 2011 | 2012 | 2013 | 2014 | 2015 |
|------|------|------|------|------|------|
| 116 | 105 | 119 | 126 | 121 | 117 |



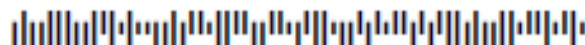
CITY OF ALEXANDRIA

OFFICE OF REAL ESTATE ASSESSMENTS
301 KING STREET, CITY HALL, ROOM 2600
ALEXANDRIA, VIRGINIA 22314

NOTICE OF

2016 REAL ESTATE ASSESSMENT

THIS IS NOT YOUR TAX BILL



WEBSITE: alexandriava.gov/RealEstate

ASSESSMENT

INFORMATION: 703.746.4646

REAL ESTATE TAX

INFORMATION: 703.746.3902 Option 8

REVIEW & APPEAL FORMS:

alexandriava.gov/RealEstate

or call 703.746.4180 to request forms.

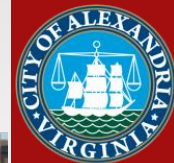
NOTICE OF ASSESSMENT CHANGE

| | 2016 ASSESSED VALUE | 2015 ASSESSED VALUE | 2014 ASSESSED VALUE | MAP NO. | BLOCK | LOT | ACCOUNT NUMBER |
|----------|---------------------|---------------------|---------------------|------------------|-------|-----|----------------|
| | | | | 012.01 | 0A | | 50 |
| LAND | \$101,271 | \$101,271 | \$101,271 | LAND AREA | | | STUDY GROUP |
| IMPS | \$253,795 | \$253,795 | \$253,795 | 0 | | | 0160 |
| TOTAL | \$355,066 | \$355,066 | \$355,066 | PROPERTY ADDRESS | | | |
| TAX RATE | TBD | 1.043 | 1.043 | S COLUMBUS ST | | | |
| TAX LEVY | TBD | \$3,703.34 | \$3,703.34 | | | | |
| % CHANGE | TBD | 0.00% | 2.99% | | | | |

LEGAL DESCRIPTION

CLASSIFICATION OF 2016 REAL PROPERTY ASSESSMENT

| | LAND | BUILDING | TOTAL |
|-----------------------------|-----------|-----------|-----------|
| RESIDENTIAL USE | \$101,271 | \$253,795 | \$355,066 |
| COMMERCIAL / INDUSTRIAL USE | NA | NA | NA |
| 2016 Total Assessment | \$101,271 | \$253,795 | \$355,066 |



Preview Our New Website!

We're preparing to launch a new design for our primary website soon, but before we do, we invite you to preview the new site and give us feedback.

Real Estate Assessments

Page updated Feb 11, 2016 11:18 AM

[Share](#) [RSS](#) [Print](#)

Each year, the Office of Real Estate Assessments appraises each parcel of real estate in the City to assess its estimated fair market value. These values are used by the Department of Finance to bill for and collect the real estate tax, which accounts for 58 percent of the City's annual revenue.

On This Page

- [Popular Links](#)
- [Important Dates in 2016](#)
- [Neighboring Jurisdictions](#)

Popular Links

- [Search Property & Sales Data](#)
- [Request a Review of Your 2016 Assessment](#)
 - [Online Request for Review](#)
 - [Download/Print Review Form](#)
- [Sample 2016 Notice of Assessment \(Spanish Translation\)](#)
- [2016 Assessment Insert \(Spanish Translation\)](#)
- [GIS Parcel Viewer](#)
- [View Parcel Maps](#)
- [Potomac Yard Special Tax District](#)

Important Dates in 2016

| | |
|-------------|---|
| January 1 | Effective date of assessments |
| February 9 | 2016 Real Property Assessment Information presented to City Council |
| February 10 | Assessment notices mailed to property owners |
| February 23 | City Manager presents proposed FY 2017 Budget to City Council |
| March 14 | Budget Public Hearing |
| March 16 | Deadline to request Review of January assessment |
| April 15 | Deadline to request tax relief for the elderly and disabled |
| April 16 | Public Hearing on Tax Rates |
| May 2 | Deadline for filing 2015 Income and Expense Surveys |
| May 5 | City Council set real estate tax rate |
| Early May | Real estate tax bills mailed to owners |
| June 1 | Deadline to request Appeal of January assessment |
| June 15 | Deadline to pay first half of real estate tax due, regardless of review or appeal |
| November 15 | Deadline to pay second half of real estate tax due |

Neighboring Jurisdictions

- [Fairfax County Real Estate Assessment Information Site](#)
- [Arlington County Real Estate Assessments](#)

QUICK LINKS

- [About the Office of Real Estate Assessments](#)
- [Real Property Assessment Information](#)
- [Frequently Asked Questions](#)
- [Real Estate Assessment Review and Appeal Process](#)
- [Appeals - Rules and Procedures for Hearing](#)
- [Letters of Authorization](#)
- [Income & Expense Survey](#)
- [Management & Budget](#)
- [Real Estate Tax Information](#)

HOW DO I...

- [Find neighborhood parks?](#)
- [Start a small business?](#)
- [Learn about new development?](#)
- [Pay my taxes or parking citation?](#)
- [Find child-care provider information?](#)
- [Report fraud, waste and abuse?](#)
- [Speak at a City Council meeting?](#)
- [Apply for a marriage license?](#)
- [Find information for retired City employees?](#)
- [Get information about permits?](#)
- [Search property and sales data?](#)
- [Find visitor information?](#)
- [Find volunteer opportunities?](#)
- [Obtain and review public documents and records?](#)
- [Find information about parking?](#)
- [Learn more about Verizon FIOS?](#)

301 King St., Room 2800
Alexandria, VA 22314
703.748.4848
Fax: 703.708.3979
E-mail

Welcome
and Help

Search by
Property Address

Search by
Account Number

Search by
Map Number

Real Estate Assessment Search - Welcome and Help

This site provides assessed values and other real estate assessment information from the official assessment records for all properties in the City of Alexandria.

1. To begin your search, click on one of the tabs above and follow the instructions.

2. When your results appear, click one of the following buttons:

Property Details

View ownership, sales, and assessment information for the property.

Primary Sales
Comparables

CY 2015 Sales Used For Assessment are residential property sales listed by Study Group (neighborhood) that occurred during the year preceding the January 1 assessment and were likely considered by staff appraisers in determining the January 1 assessed value. These are available during review and appeal periods. In addition to foregoing, **CY 2015 Sales From Comparable Study Groups** are also included for most Study Groups. This table details sales that were not used as primary comparables, but were considered, and provide additional market information and support to the valuation. Calendar year 2015 and 2014 sales are displayed for most commercial property types. **CY 2015 Sales From Comparable Study Groups** are not provided for commercial property. Commercial property owners in need of additional information should visit the Office of Real Estate Assessments.

Recent Sales &
Other Transactions

View all sales activity for CY 2015 (January 1, 2015 - December 31, 2015) or recent sales from January 1, 2016 to the present in the same Study Group as the property being viewed. Sales of commercial property are presented on a city-wide basis. Commercial property owners in need of additional information should visit the Office of Real Estate Assessments.

Tax History
& Payments

View current and prior year payments and delinquencies on real estate tax, refuse fees, penalties and interest, and to make payments.

Explore in Parcel Viewer

Go to the Geographic Information System (GIS), to view parcel maps, aerial photography, zoning, and other geographic information.

See a Quick Street Map

View a simple interactive map/aerial view of this parcel.

About This Information

Under [Virginia law](#), these records are public information. Display of this information on the Internet is [specifically authorized](#).

Assessments reflect the most current information available in the Office of Real Estate Assessments as of Friday each week. Tax information reflects the most current information available in the Department of Finance as of each business day. Sales data compiled from the Clerk of Circuit Court may not be available on this site for approximately 30 days after recordation. Please refer to the [Assessment Data Updates](#) page for more information.

If you believe that any data provided are inaccurate or if you have any questions about the data, we would like to hear from you. Please send feedback about tax information by email to the [Department of Finance](#) or call at 703.746.3902, or send feedback about assessment information by e-mail to the [Office of Real Estate Assessments](#) or call at 703.746.4646.

[Real Estate Home](#)

- Welcome and Help
- Search by Property Address
- Search by Account Number
- Search by Map Number

Detailed Property Description

Return to Search Results

Real Estate Assessments Home

ST,
ALEXANDRIA, VA

- Primary Sales Comparables
- 2016 Recent Sales & Other Transactions
- 2015 Recent Sales & Other Transactions
- Tax History & Payments
- Print View 

Account Number:

Map-Block-Lot Number:

Primary Property Class: SEMI-DETACHED HOUSE (110)

Study Group: 1018

General Information & Description

Owner Name:

Mailing Address:

ST
ALEXANDRIA VA 223012219

Census Tract: 2015.00

Census Block: 204

Legal Description:

LOT 10 SEC 4

Explore in Parcel Viewer

Assessment Information

Property owners may [request an assessment review](#) no later than March 16, 2016.

Tax Status: TAXABLE

| Assessment Date | Land Value | Building Value | Total Value |
|-------------------------|------------|----------------|-------------|
| 01/2016 | \$306,000 | \$310,804 | \$616,804 |
| 01/2015 | \$280,500 | \$339,211 | \$619,711 |
| 01/2014 | \$256,473 | \$364,010 | \$620,483 |
| 01/2013 | \$244,260 | \$348,183 | \$592,443 |
| 01/2012 | \$244,260 | \$320,438 | \$564,698 |
| 01/2011 | \$244,260 | \$296,777 | \$541,037 |
| 01/2010 | \$244,260 | \$288,864 | \$533,124 |
| 01/2009 | \$244,260 | \$272,373 | \$516,633 |
| 01/2008 | \$244,260 | \$282,807 | \$527,067 |


[Sales From Comparable Study Groups](#)
[Return to Search Results](#)
[Print View](#)

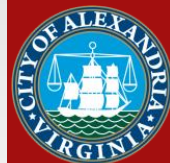
Sales Used For Assessment Of 3 E LINDEN ST (Study Group 1018)

Returned 17 results.

Sales from a property's Study Group were considered as the primary source used to determine current assessments; however, **other sales may have been considered** when valuing property if there were no sales available or the sales sample was limited. When sales outside of the primary Study Group were used for assessment, the criteria used for their selection included, among others, geographical proximity, property type (single-family vs. townhouse, e.g.), and price range. Please call the Office of Real Estate Assessments if you would like additional information about the sales used for your assessment.

Click column name to sort by that column.

| Property Address | Map-Block-Lot | Building SQFT | 2016 Assessment | Sale Date | Sale Code | Sale Price | Study Group |
|-------------------------------------|---------------|---------------|-----------------|------------|-------------------|------------|-------------|
| 203 COMMONWEALTH AV | 063.02-04-08 | 950 | \$613,027 | 07/10/2015 | A | \$652,000 | 1018 |
| 213 COMMONWEALTH AV | 063.02-04-03 | 1102 | \$630,669 | 04/18/2015 | A | \$630,000 | 1018 |
| 125 COMMONWEALTH AV | 063.02-11-02 | 1130 | \$648,334 | 10/26/2015 | A | \$655,000 | 1018 |
| 26 E LINDEN ST | 063.02-02-22 | 1331 | \$655,690 | 05/18/2015 | A | \$670,000 | 1018 |
| 22 A E LINDEN ST | 063.02-02-20 | 1008 | \$610,534 | 05/01/2015 | A | \$623,000 | 1018 |
| 8 E LINDEN ST | 063.02-02-11 | 950 | \$528,473 | 10/09/2015 | A | \$599,900 | 1018 |
| 301 COMMONWEALTH AV | 063.02-02-08 | 1140 | \$666,112 | 06/15/2015 | A | \$680,000 | 1018 |
| 38 E ROSEMONT AV | 063.02-04-23 | 952 | \$546,523 | 05/27/2015 | A | \$542,700 | 1018 |
| 112 E ROSEMONT AV | 063.02-04-41 | 952 | \$578,496 | 07/15/2015 | A | \$585,000 | 1018 |
| 135 MT VERNON AV | 063.02-09-04 | 952 | \$436,137 | 07/10/2015 | A | \$435,000 | 1018 |
| 129 MT VERNON AV | 063.02-09-07 | 952 | \$486,474 | 06/29/2015 | A | \$483,000 | 1018 |
| 45 MT VERNON AV | 063.02-09-30 | 952 | \$531,996 | 11/17/2015 | A | \$535,000 | 1018 |
| 41 MT VERNON AV | 063.02-09-32 | 952 | \$560,527 | 06/05/2015 | A | \$565,000 | 1018 |
| 23 MT VERNON AV | 063.02-09-41 | 952 | \$464,184 | 03/19/2015 | A | \$454,000 | 1018 |
| 104 MT VERNON AV | 063.02-10-16 | 1162 | \$584,922 | 03/20/2015 | A | \$599,000 | 1018 |
| 22 MT VERNON AV | 063.02-10-30 | 952 | \$612,026 | 11/16/2015 | A | \$625,000 | 1018 |
| 13 E MAPLE ST | 053.04-13-01 | 981 | \$545,278 | 09/29/2015 | A | \$564,990 | 1018 |



Sales From Comparable Study Groups

3 E LINDEN ST (Study Group 1018)

Returned 35 results.

The comparable sales displayed below were not used as primary value indicators, but were considered as additional market information in the valuation of your property. These sales are not intended to represent direct comparability, but to provide additional support to the valuation.

Click column name to sort by that column.

| Property Address | Map-Block-Lot | Building SQFT | 2016 Assessment | Sale Date | Sale Code | Sale Price | Study Group |
|-------------------------------------|---------------|---------------|-----------------|------------|-----------|------------|-------------|
| 309 MT VERNON AV | 063.02-03-38 | 850 | \$563,038 | 09/22/2015 | A | \$589,000 | 1019 |
| 329 MT VERNON AV | 053.04-11-26 | 800 | \$531,310 | 10/28/2015 | A | \$579,000 | 1019 |
| 401 MT VERNON AV | 053.04-11-21 | 850 | \$565,076 | 07/17/2015 | A | \$549,000 | 1019 |
| 119 E MAPLE ST | 053.04-12-10 | 1170 | \$640,423 | 06/25/2015 | A | \$654,000 | 1017 |
| 122 E MAPLE ST | 053.04-10-19 | 1170 | \$629,749 | 09/29/2015 | A | \$619,900 | 1017 |
| 429 E LURAY AV | 044.03-03-02 | 936 | \$565,285 | 06/26/2015 | A | \$570,000 | 1019 |
| 516 E GLENDALE AV | 044.03-03-39 | 952 | \$541,883 | 12/29/2015 | A | \$527,500 | 1019 |
| 506 E GLENDALE AV | 044.03-03-44 | 952 | \$553,426 | 02/26/2015 | A | \$551,000 | 1019 |
| 509 E LURAY AV | 044.03-03-12 | 1116 | \$559,516 | 11/10/2015 | A | \$549,500 | 1019 |
| 210 1/2 ADAMS AV | 053.02-01-19 | 918 | \$561,344 | 05/06/2015 | A | \$588,000 | 1017 |
| 210 ADAMS AV | 053.02-01-18 | 918 | \$590,349 | 11/16/2015 | A | \$635,000 | 1017 |
| 305 E BRADDOCK RD | 053.04-05-03 | 1300 | \$655,779 | 01/28/2015 | A | \$650,000 | 1017 |
| 538 E NELSON AV | 044.01-03-21 | 1034 | \$586,183 | 03/06/2015 | A | \$600,000 | 1019 |
| 505 E NELSON AV | 044.01-04-07 | 832 | \$541,807 | 07/14/2015 | A | \$555,000 | 1019 |
| 557 E NELSON AV | 044.01-04-30 | 880 | \$568,911 | 04/17/2015 | A | \$580,000 | 1019 |
| 514 E ALEXANDRIA AV | 044.03-01-09 | 896 | \$568,064 | 02/27/2015 | A | \$575,000 | 1019 |
| 422 E LURAY AV | 043.04-04-09 | 1112 | \$581,257 | 11/05/2015 | A | \$599,000 | 1019 |
| 523 E ALEXANDRIA AV | 044.03-02-10 | 918 | \$567,874 | 11/06/2015 | A | \$585,000 | 1019 |
| 525 E ALEXANDRIA AV | 044.03-02-11 | 918 | \$534,117 | 07/30/2015 | A | \$549,000 | 1019 |
| 542 E LURAY AV | 044.03-02-21 | 1012 | \$561,123 | 05/08/2015 | A | \$574,000 | 1019 |
| 538 E LURAY AV | 044.03-02-23 | 896 | \$529,975 | 02/05/2015 | A | \$525,000 | 1019 |
| 528 E LURAY AV | 044.03-02-27 | 800 | \$480,340 | 03/13/2015 | A | \$485,000 | 1019 |
| 512 E LURAY AV | 044.03-02-34 | 800 | \$552,132 | 09/25/2015 | A | \$569,900 | 1019 |
| 504 E LURAY AV | 044.03-02-38 | 832 | \$549,232 | 02/23/2015 | A | \$539,500 | 1019 |
| 12 E SPRING ST | 053.01-03-15 | 1260 | \$601,448 | 12/18/2015 | A | \$590,900 | 1017 |
| 16 E MYRTLE ST | 053.02-07-15 | 832 | \$535,952 | 08/07/2015 | A | \$575,000 | 1017 |
| 22 A W CHAPMAN ST | 053.03-04-05 | 1921 | \$617,787 | 10/28/2015 | A | \$690,000 | 1016 |
| 16 W CHAPMAN ST | 053.03-04-12 | 2079 | \$682,684 | 09/15/2015 | A | \$699,000 | 1016 |
| 14 W CHAPMAN ST | 053.03-04-14 | 1879 | \$650,714 | 07/24/2015 | A | \$660,000 | 1016 |
| 4 E SPRING ST | 053.01-03-11 | 1156 | \$632,011 | 12/16/2015 | A | \$651,000 | 1017 |



SALES CODES

VERIFIED - valid sales

- A** no disqualifying circumstances
- B** purchased by adjacent owner
- C** actual consideration differs from deed
- E** while related partnership, sale/lease back, etc.- independent appraisal was prepared for value consideration
- F** pending verification
- G** multi-lot sale
- H** land sale
- I** condominium sale where the number of parking spaces sold is different than number assessed
- LK** like kind exchange

VERIFIED - invalid sale

- J** to relative or related business
- K** buyer was tenant under lease agreement
- L** exchange of properties
- M** foreclosure
- MB** financial institution or deed in lieu of foreclosure
- MS** short sale
- N** divorce decree or duress
- O** seller assisted financing is major influence
- OC** City-assisted financing - affordable
- P** will transferring property - no consideration
- Q** miscellaneous (does not fit definition in any other category)
- R** re-recorded deed

VERIFIED - invalid sale for sales ratio study

- S** multi-lot sale or assemblage
- T** subdivision of original parcel
- U** adjacent property owner is purchaser
- V** alteration/addition/renovation, or other change in physical condition since last assessed
- W** reserved for future use



Questions?

Finance Department

301 King St., Room 1600

Alexandria, VA 22314

703.746.3900

alexandriava.gov/Finance



Office of Management & Budget

Morgan Routt, Director

Office of Management & Budget

- Budget Development
- Monitoring & Implementation
- Management & Financial Analysis

City Budget Includes

- Annual Operating & Capital Budget
- Ten Year Capital Improvement Program
- Five Year Financial Planning Model

Annual Operating Budget

- Required to be Balanced
- Financial Plan
- Statement of Policies & Priorities

Capital Improvement Program (CIP)

- Construction, Maintenance & IT Infrastructure
- Categories
 - 1: Ongoing Capital Maintenance
 - 2: Periodic Capital Maintenance
 - 3: New & Expanded Facilities
- One Year Balanced Capital Budget
- Ten Year Capital Plan

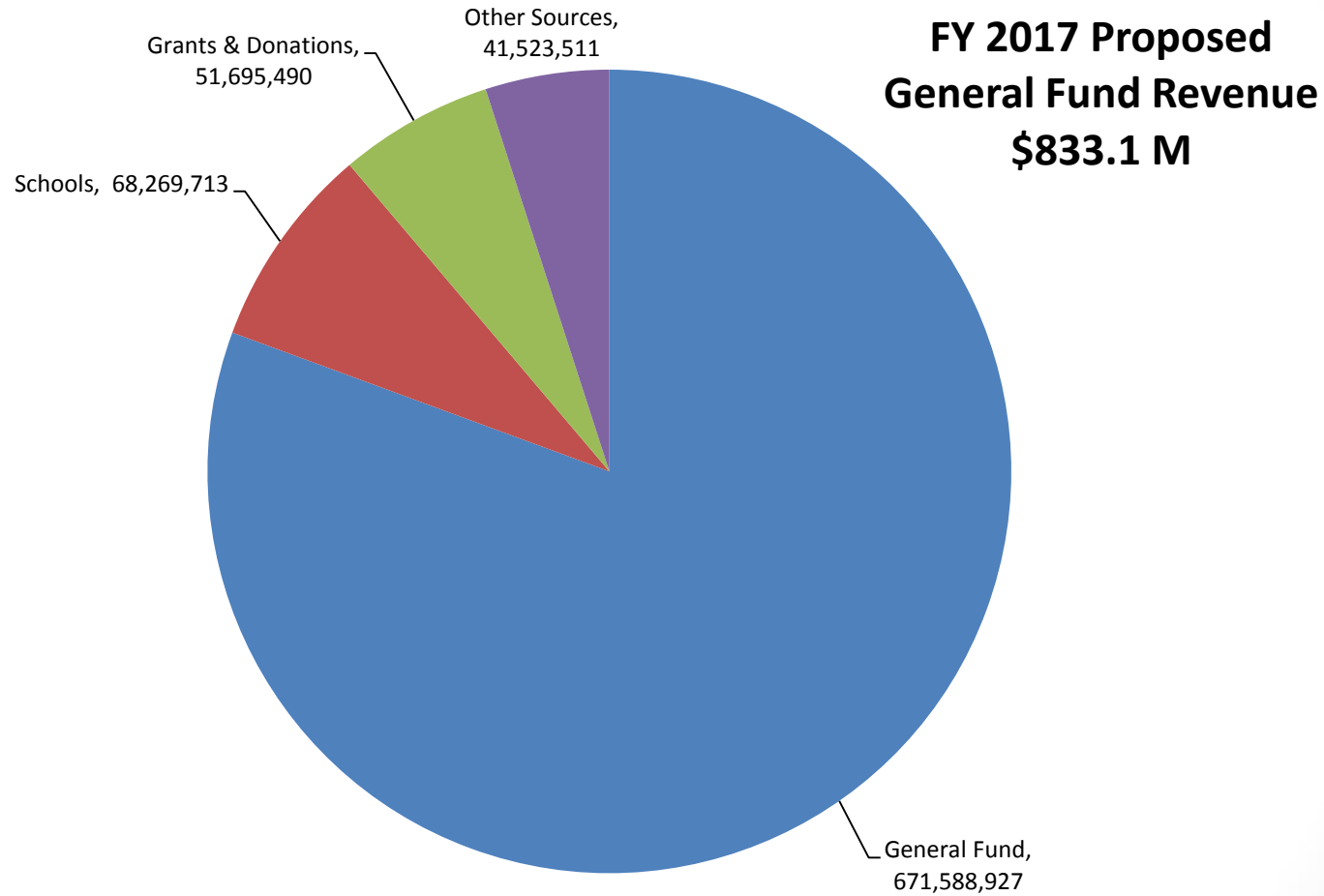
Five Year Financial Planning Model

- Five Year Revenue Forecast
- Five Year Expenditure Estimates
 - Operating Expenditures
 - CIP
 - Impact of CIP on Future Operating
- Balanced in Year One
- Projection of Future Surpluses & Shortfalls

Budget Process

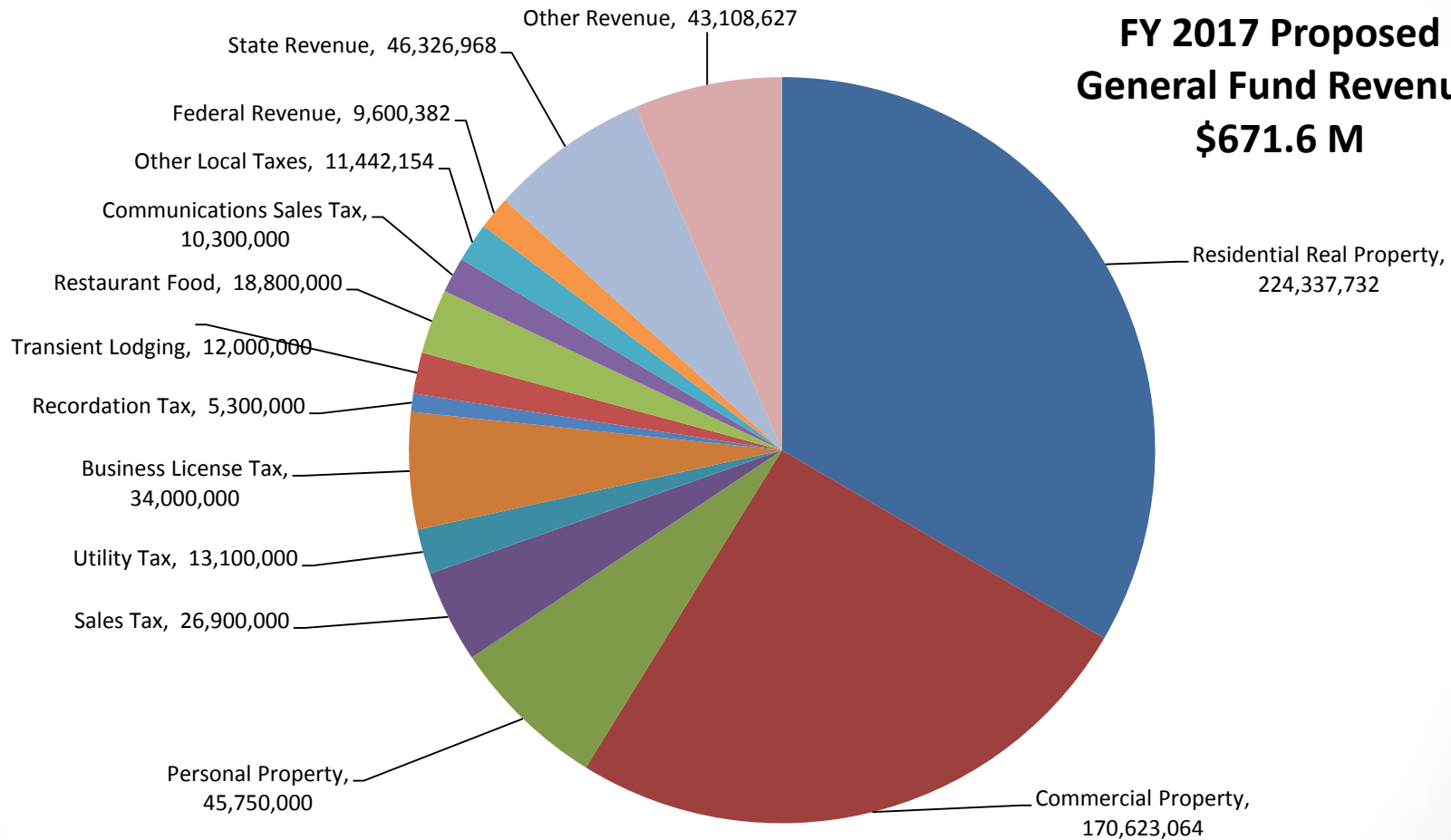


Annual Operating Budget

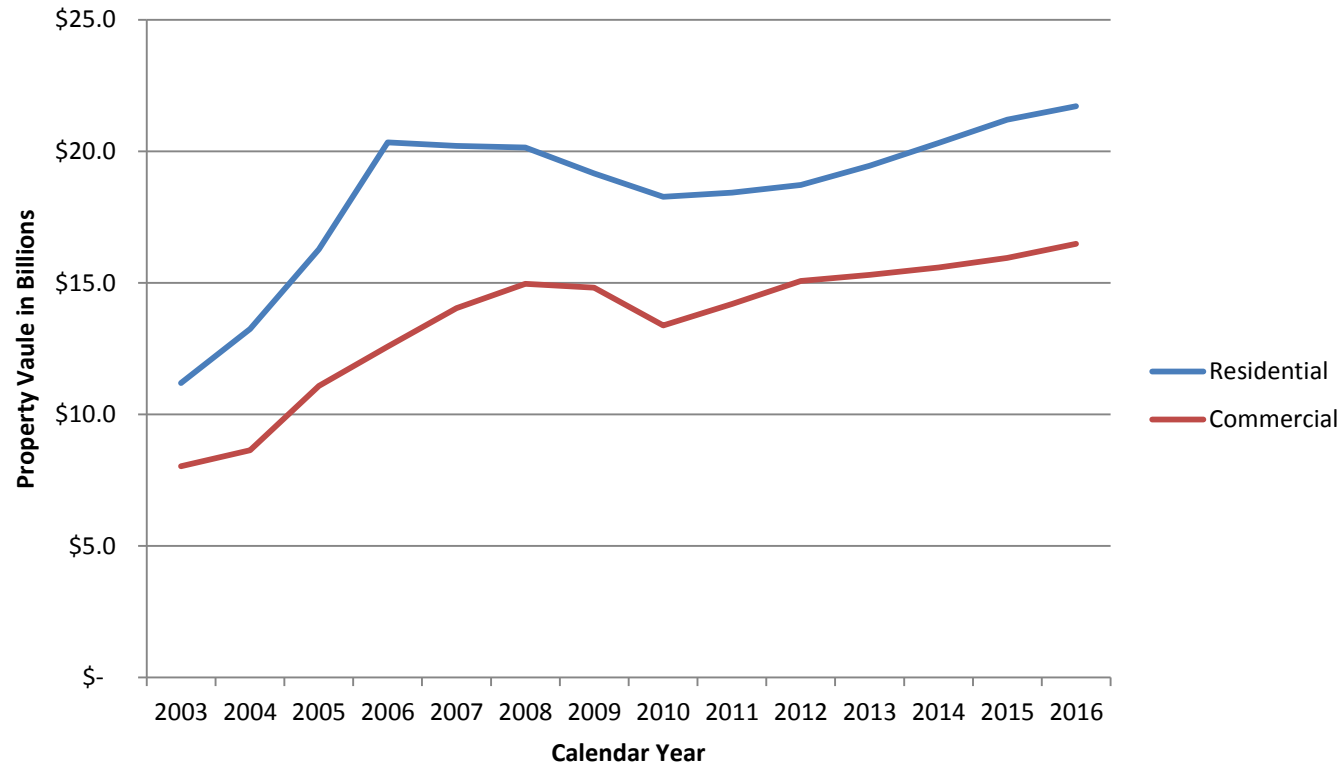


General Fund Revenue

FY 2017 Proposed General Fund Revenue \$671.6 M



Real Estate Assessed Values



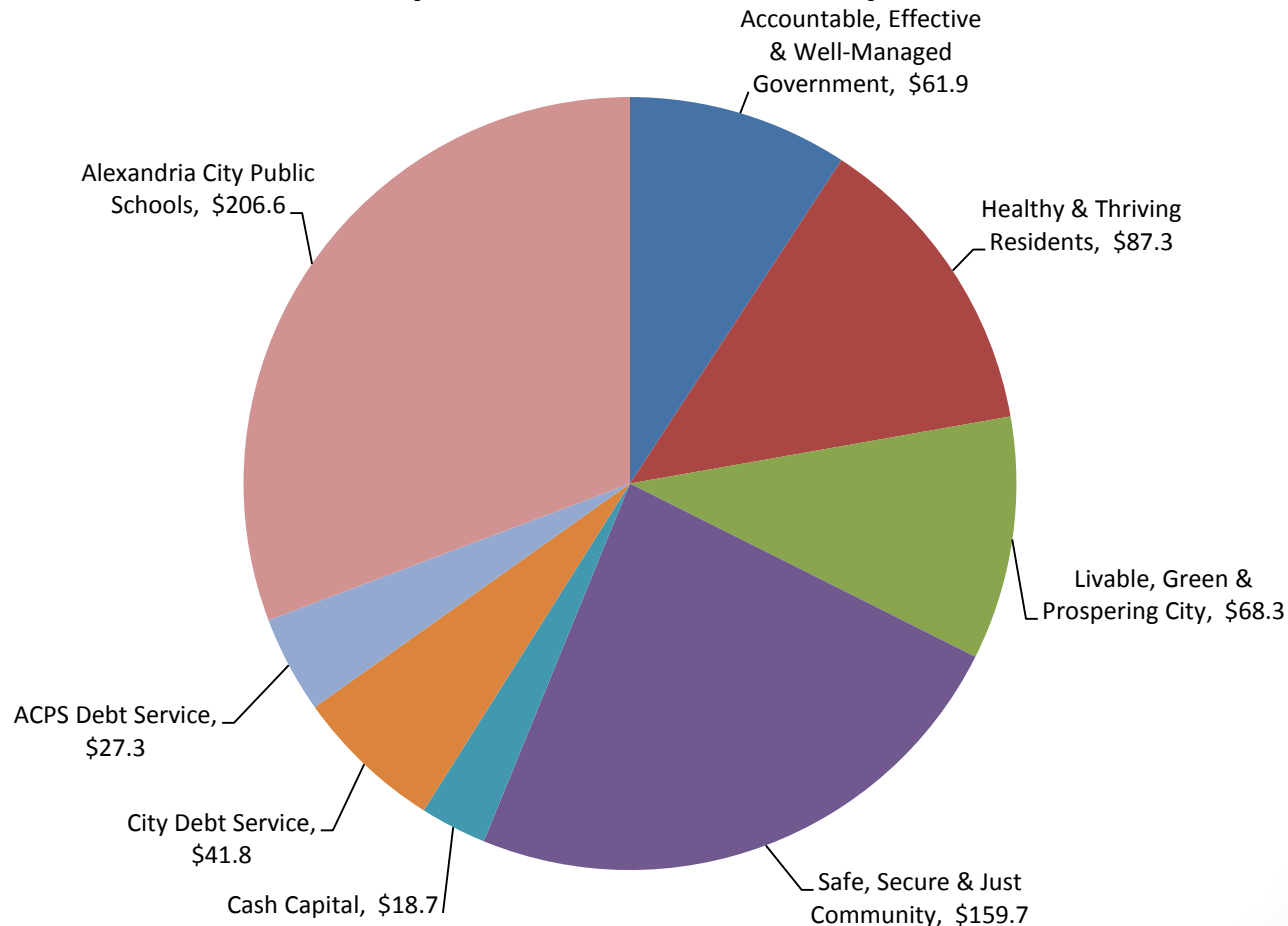


Real Estate Tax Rate

| Tax Year | Alexandria | Arlington | Fairfax | Loudoun | Pr. William |
|----------|--------------------|-----------------------------|-----------------------------|---------|---------------------|
| 1991 | 1.045 | 0.765 | 1.11 | 0.94 | 1.360 |
| 1992 | 1.045 | 0.820 | 1.16 | 0.96 | 1.360 |
| 1993 | 1.070 | 0.860 | 1.16 | 1.00 | 1.360 |
| 1994 | 1.070 | 0.897 | 1.16 | 1.02 | 1.360 |
| 1995 | 1.070 | 0.940 | 1.16 | 0.99 | 1.360 |
| 1996 | 1.070 | 0.960 | 1.23 | 1.03 | 1.360 |
| 1997 | 1.070 | 0.986 | 1.23 | 1.06 | 1.360 |
| 1998 | 1.110 | 0.998 | 1.23 | 1.11 | 1.360 |
| 1999 | 1.110 | 0.998 | 1.23 | 1.11 | 1.360 |
| 2000 | 1.110 | 1.023 | 1.23 | 1.08 | 1.340 |
| 2001 | 1.110 | 1.023 | 1.23 | 1.08 | 1.310 |
| 2002 | 1.080 | 0.993 | 1.21 | 1.05 | 1.230 |
| 2003 | 1.035 | 0.978 | 1.16 | 1.11 | 1.160 |
| 2004 | 0.995 | 0.958 | 1.13 | 1.1075 | 1.070 |
| 2005 | 0.915 | 0.878 | 1.00 | 1.04 | 0.974 |
| 2006 | 0.815 | 0.818 | 0.89 | 0.89 | 0.8071 |
| 2007 | 0.830 | 0.818 | 0.89 | 0.96 | 0.8379 |
| | | <u>Res/Comm¹</u> | <u>Res/Comm¹</u> | | |
| 2008 | 0.845 | 0.848/0.973 | 0.92/1.03 | 1.14 | 0.97 |
| 2009 | 0.903 | 0.875/1.00 | 1.05/1.16 | 1.245 | 1.288 |
| 2010 | 0.978 | .958/1.083 | 1.121/1.231 | 1.3 | 1.3146 |
| 2011 | 0.998 ² | .958/1.083 | 1.101/1.211 | 1.285 | 1.2806 |
| 2012 | 0.998 | 0.971/1.096 | 1.111/1.221 | 1.235 | 1.2859 |
| 2013 | 1.038 | 1.006/1.131 | 1.106/1.231 | 1.205 | 1.2562 |
| 2014 | 1.043 | .996/1.121 | 1.114/1.239 | 1.155 | 1.2212 |
| 2015 | 1.043 | .996/1.121 | 1.116/1.241 | 1.135 | 1.1936 |
| 2016 | 1.053 | .996/1.121 ³ | 1.159/1.284 ⁴ | 1.135 | 1.2166 ⁵ |

General Fund Expenditures

FY 2017 Proposed General Fund Expenditures



Focus Areas



City Attorney
 City Clerk and Clerk of Council
 City Council
 City Manager
 Communications/Public Information
 Finance
 General Services
 Human Resources
 Information Technology Services
 Internal Audit
 Performance and Accountability
 Non-Departmental
 Management and Budget
 Registrar of Voters

ACCOUNTABLE, EFFECTIVE & WELL-MANAGED GOVERNMENT

Community and Human Services
 Health
 Other Health Activities
 Library
 Recreation and Cultural Activities (RPCA)
 Alexandria City Public Schools (ACPS)

HEALTHY & THRIVING RESIDENTS

LIVABLE, GREEN & PROSPERING CITY

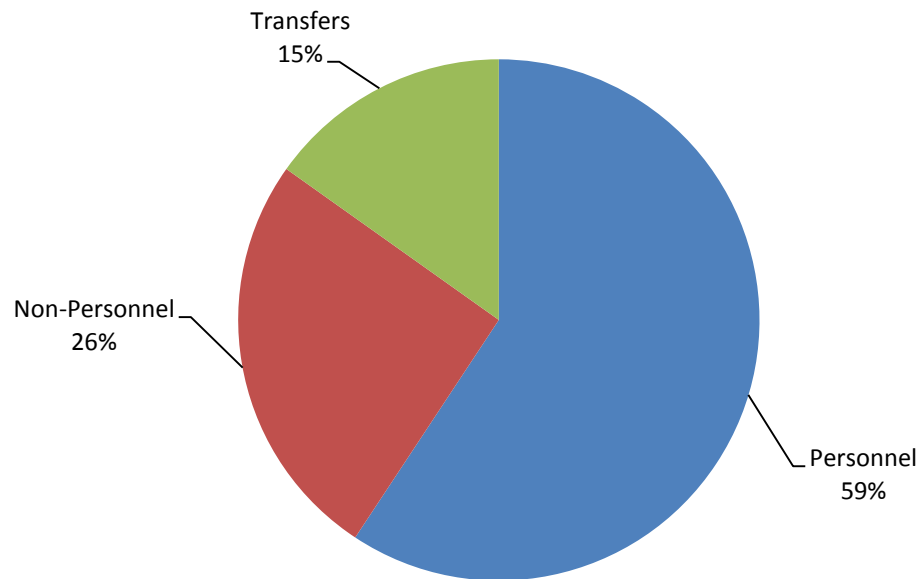
Code Administration
 Economic Development
 Housing
 Historic Alexandria
 Planning & Zoning
 Project Implementation
 Parks (RPCA)
 Transportation/Environmental Services
 Transit Subsidies

SAFE, SECURE & JUST COMMUNITY

18th Circuit Court
 18th General District Court
 Clerk of Circuit Court
 Commonwealth's Attorney
 Court Services Unit
 Emergency Communications
 Fire
 Human Rights
 Juvenile and Domestic Relations District Court
 Other Public Safety and Justice Programs
 Police
 Sheriff

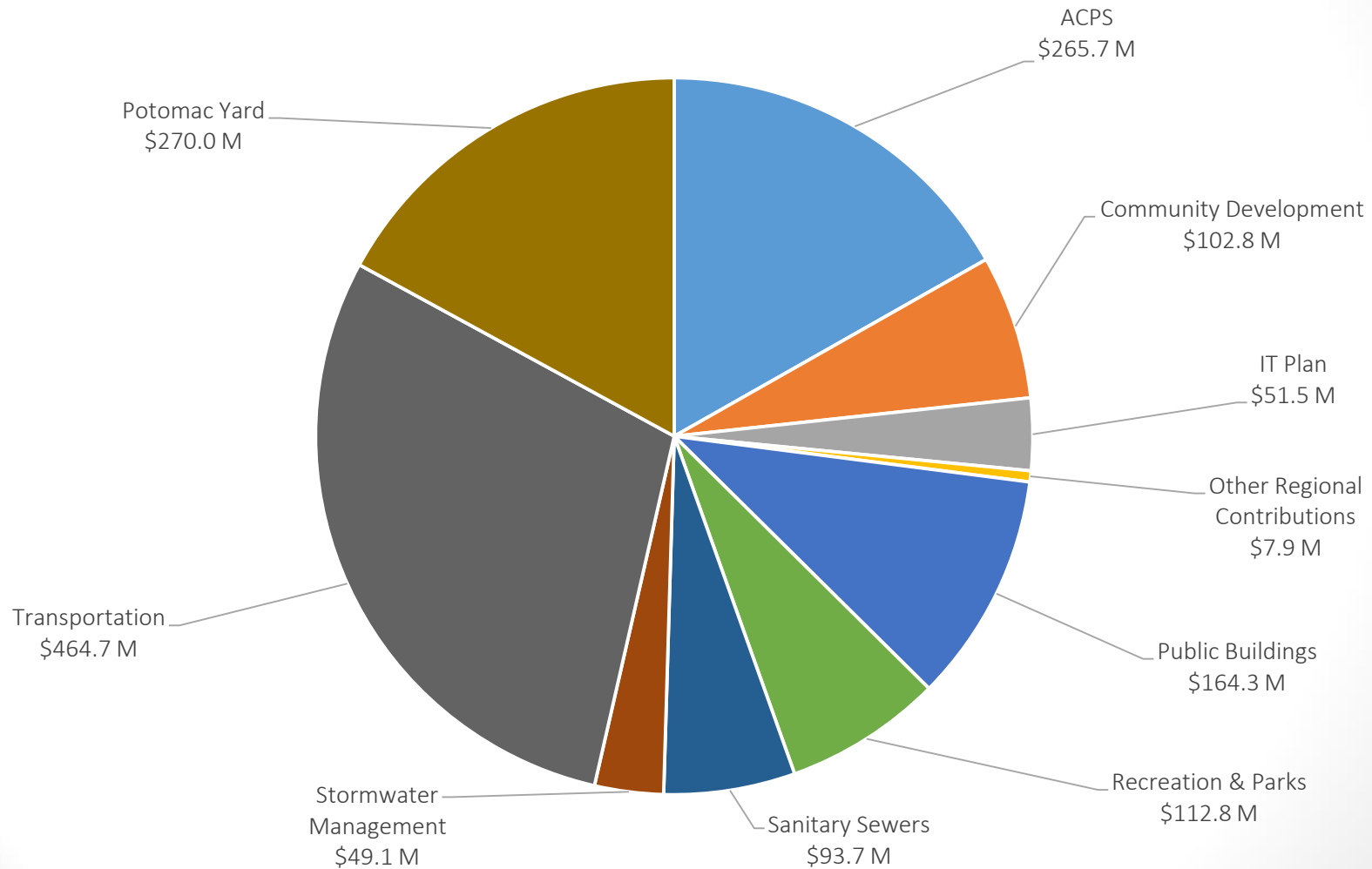
City Government Expenditures

FY 2017 Proposed City Government General Fund Expenditures



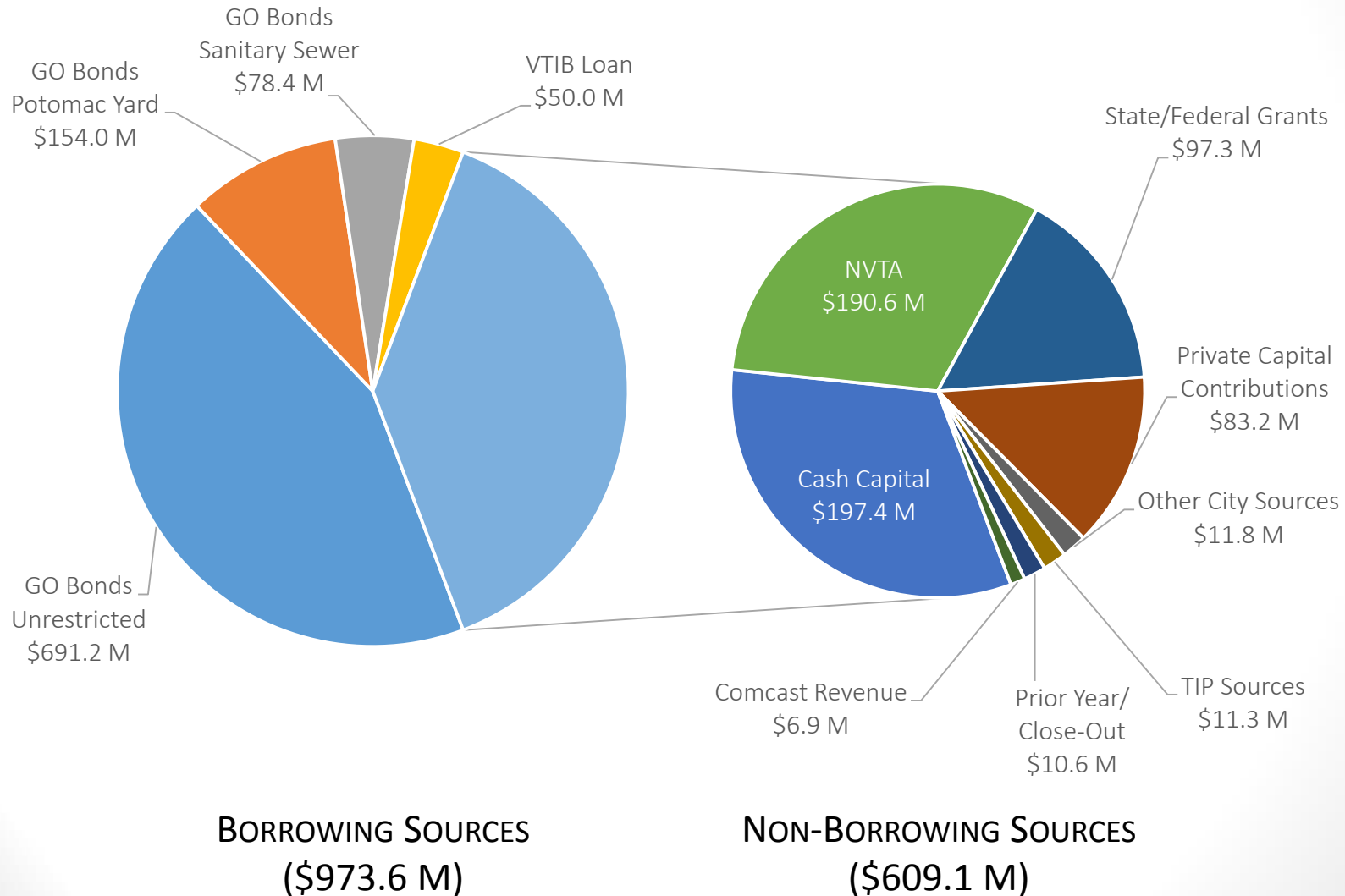
FY 2017 - FY 2026 CIP

\$1.583 billion



FY 2017 - FY 2026 CIP

\$1.583 billion



CIP Funding Policies

- The following slides illustrate the impact of the Proposed CIP on the City's Adopted Debt and Capital Ratios

| Ratio | Target | Limit |
|---|--------|-------------|
| Debt as a Percentage of Fair Market Real Property Value | 1.1% | 1.6% (MAX) |
| Debt as a Percentage of Total Personal Income | 3.2% | 4.5% (MAX) |
| Debt Service as a Percentage of General Government Expenditures | 8.0% | 10.0% (MAX) |
| Cash Capital as a Percentage of General Fund Expenditures | 2.5% | 2.0% (MIN) |



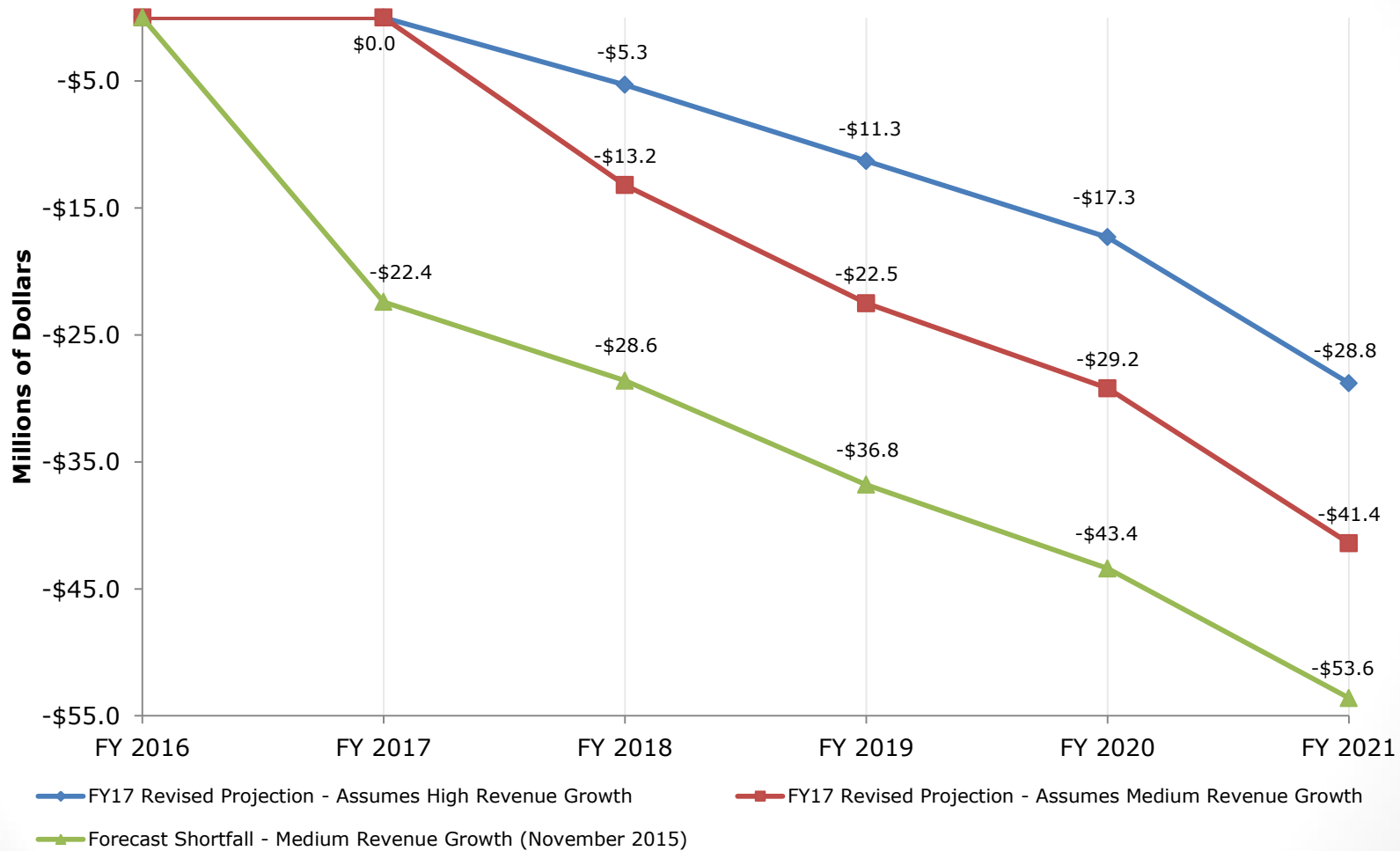
Five Year Financial Planning Model

| Revenues | FY 2017 | FY 2018 | FY 2019 | FY 2020 | FY 2021 |
|--------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| Real Estate Tax | 394,960,796 | 406,332,798 | 416,354,906 | 426,926,569 | 437,804,135 |
| Personal Property | 45,750,000 | 46,170,000 | 46,751,400 | 47,344,428 | 47,949,317 |
| Sales Tax | 26,900,000 | 27,438,000 | 27,986,760 | 28,546,495 | 29,117,425 |
| Utility Tax | 13,100,000 | 13,493,000 | 13,897,790 | 14,314,724 | 14,744,165 |
| Business License Tax | 34,000,000 | 34,232,969 | 34,489,716 | 34,748,389 | 35,009,002 |
| Recordation Tax | 5,300,000 | 5,353,000 | 5,406,530 | 5,460,595 | 5,515,201 |
| Transient Lodging | 12,000,000 | 12,120,000 | 12,241,200 | 12,363,612 | 12,487,248 |
| Restaurant Food | 18,800,000 | 19,176,000 | 19,559,520 | 19,950,710 | 20,349,725 |
| Communications Sales Tax | 10,300,000 | 10,248,500 | 10,197,258 | 10,146,271 | 10,095,540 |
| Other Local Taxes | 11,442,154 | 11,466,966 | 11,476,273 | 11,493,259 | 11,517,893 |
| Federal Revenue | 9,600,382 | 9,600,382 | 9,600,382 | 9,600,382 | 9,600,382 |
| State Revenue | 46,326,968 | 46,326,968 | 46,326,968 | 46,326,968 | 46,326,968 |
| Other Revenue | 43,108,627 | 44,782,653 | 47,185,831 | 49,871,269 | 52,712,433 |
| Total Revenue | 671,588,927 | 686,741,236 | 701,474,534 | 717,093,672 | 733,229,434 |

| Expenditures | FY 2017 | FY 2018 | FY 2019 | FY 2020 | FY 2021 |
|---------------------------|--------------------|--------------------|--------------------|--------------------|--------------------|
| City Personnel | 223,662,673 | 227,526,640 | 234,373,044 | 241,489,062 | 248,886,739 |
| City Non-Personnel | 90,991,519 | 93,008,405 | 95,104,872 | 97,230,033 | 99,418,498 |
| Other Costs | 45,124,949 | 45,991,487 | 46,874,876 | 47,775,448 | 48,693,537 |
| Debt Service | 69,073,431 | 78,362,098 | 84,798,496 | 88,851,672 | 90,602,471 |
| Cash Capital | 18,702,504 | 18,356,450 | 18,972,978 | 18,697,873 | 19,847,808 |
| Transit Subsidies | 20,472,378 | 21,561,425 | 22,733,192 | 23,995,063 | 25,355,131 |
| Schools | 203,561,472 | 211,710,000 | 216,523,000 | 221,782,000 | 226,299,000 |
| Total Expenditures | 671,588,926 | 699,874,332 | 719,380,459 | 739,821,152 | 759,103,185 |
| Operating Impact from CIP | - | 3,357,826 | 4,639,592 | 6,442,946 | 15,501,049 |
| Total Expenditures | 671,588,926 | 699,874,332 | 724,020,051 | 746,264,098 | 774,604,234 |

| Shortfall/Surplus | \$ (Millions) | FY 17 | FY 18 | FY 19 | FY 20 | FY 21 |
|--------------------|---------------|---------|----------|----------|----------|-----------|
| Revenues | | \$671.6 | \$686.7 | \$701.5 | \$717.1 | \$733.2 |
| Expenditures | | \$671.6 | \$699.9 | \$724.0 | \$746.3 | \$774.6 |
| Annual Deficit | | \$0.0 | (\$13.2) | (\$22.5) | (\$29.2) | (\$41.4) |
| Cumulative Deficit | | \$0.0 | (\$13.2) | (\$35.7) | (\$64.9) | (\$106.3) |

Five Year Financial Planning Model





Budget Calendar

| | | |
|---------------------------|------------------|--|
| Tuesday, March 1 | 7:00pm | Budget Work Session: Revenues/Five Year Financial Planning Model/Compensation |
| Wednesday, March 9 | 7:00pm | Budget Work Session: Alexandria City Public Schools |
| Monday, March 14 | 4:00pm | Public Hearing: FY 2017 Budget |
| Tuesday, March 15 | 7:00pm 9:00pm | Work Session: Capital Improvement Projects Introduction of Tax Rate Ordinance |
| Tuesday, April 5 | 7:00pm | Budget Work Session |
| Thursday, April 7 | 7:00pm | Budget Work Session |
| Thursday, April 14 | 7:00pm | Budget Work Session |
| Saturday, April 16 | 9:30am | Public Hearing: FY 2017 Tax Rate |
| Tuesday, April 19 | 7:00pm | Budget Work Session |
| Tuesday, April 26 | 6:00pm | Legislative Meeting: Preliminary Add/Delete Discussion |
| Monday, May 2 | 7:00pm | Budget Work Session: Final Add/Delete Discussion |
| Thursday, May 5 | 7:00pm | Special Meeting: Budget Adoption (Council Chambers) |



Questions?

Office of Management and Budget

301 King St., Room 3400

Alexandria, VA 22314

703.746.3737

www.alexandriava.gov/Budget